

ORDINANCE NO. 820318-H

AN ORDINANCE ORDERING A CHANGE IN USE AND HEIGHT AND AREA AND CHANGING THE USE AND HEIGHT AND AREA MAPS ACCOMPANYING CHAPTER 13-2 OF THE AUSTIN CITY CODE OF 1981 AS FOLLOWS: ONE ACRE OF LAND OUT OF BLOCK 3, THEODOR LOW HEIGHTS, OUT OF THE ISAAC DECKER LEAGUE, LOCALLY KNOWN AS 2601 DEL CURTO ROAD, ACCESS ALSO TO SOUTHLAND DRIVE, FROM "A" RESIDENCE, FIRST HEIGHT AND AREA DISTRICT TO "A-2" RESIDENCE, FIRST HEIGHT AND AREA DISTRICT SAID PROPERTY BEING LOCATED IN AUSTIN, TRAVIS COUNTY, TEXAS; SUSPENDING THE RULE REQUIRING THE READING OF ORDINANCES ON THREE SEPARATE DAYS; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. Chapter 13-2 of the Austin City Code of 1981 is hereby amended to change the USE and HEIGHT and AREA designations from "A" Residence, First Height and Area District to "A-2" Residence, First Height and Area District on the property described in File C14-81-241, to-wit:

One acre of land out of Block 3, Theodor Low Heights, out of the Isaac Decker League, Plat 445582.

BEGINNING at a point in the W. line of said Block 3, 335.15 feet. S.  $29^{\circ} 30'$  W. from the N.W. corner of said Block 3;

THENCE S.  $60^{\circ}$  E. a distance of 455 ft. to a stake for corner, in the E. line of said Block 3; said point being S.  $29^{\circ} 30'$  W. 335.05 feet from the N.E. corner of said Block 3;

THENCE S.  $20^{\circ} 30'$  W with E. line of said Block 3 a distance of 95.8 feet to a point in the E. line of said Block 3;

THENCE N.  $60^{\circ}$  W. a distance of 455 feet to a stake for corner in the west line of said Block 3;

THENCE N.  $29^{\circ} 30'$  E. with the W. line of said Block 3, 95.8 feet to the PLACE OF BEGINNING,

locally known as 2601 Del Curto Road, access also to Southland Drive in the City of Austin, Travis County, Texas.

PART 2. That the development of the property herein described shall be accomplished in accordance with the site plan approved by the City Council and attached hereto as Exhibit "A". Except to the extent that such site plan is inconsistent therewith, the development and use of the

THENCE with the south line of said Lot 11, Block "U" N. 60° 24' E 362.42 feet to a point in the east line of Airport Boulevard;

THENCE with the east line of Airport Boulevard N 4° 57' E 93.20 feet to a point in the north line of Lot 11, Block "U" of Ridgetop Fourth Addition, being also at the southwest corner of Lot 7 of said Harmon Terrace Setion Two;

THENCE with the north line of said Lot 11, Block "U" of Ridgetop Fourth Addition, being also the south line of Lots 7, 6, 5, 4, 3, 2, and 1 of said Harmon Terrace, Section Two, S 60° 24' E 401.57 feet to the place of the BEGINNING; SAVE AND EXCEPT the west 137.53 feet, containing about 0.475 of one acre of land, more or less.

locally known as 4712 Harmon Street in the City of Austin, Travis County, Texas.

PART 2. It is hereby ordered that the USE and HEIGHT and AREA maps accompanying Chapter 13-2 of the Austin City Code of 1981 and made a part thereof shall be changed so as to record the change ordered in this ordinance.

PART 3. The rule requiring that ordinances shall be read on three separate days is hereby suspended, and this ordinance shall become effective ten (10) days following the date of its passage.

PASSED AND APPROVED

March 18, 1982

Y  
Y  
Y  
Y

*Carole Keeton McClintock*  
Mayor

APPROVED:

*Albert De La Rosa*  
City Attorney

ATTEST:

*Grace Monroe*  
City Clerk

:saf